

Courtesy Of Michelle Gredling Of Liv Real Estate

\$545,000 - 3511 40 Avenue, Edmonton

MLS® #E4427905

\$545,000

4 Bedroom, 3.00 Bathroom, 1,232 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Looking for a home your family won't outgrow? This beautifully renovated gem in Kiniski Gardens offers over 2,300 sq. ft. of living space across four levels, featuring 4 bedrooms, 3 family rooms (one easily converts to a 5th bedroom), and stunning natural light from large windows. The oversized (21x23) heated double garage keeps your vehicles warm, while a huge basement crawl space, large closets, and two backyard sheds provide ample storage. The spacious yard, sprawling deck with gazebo is perfect for summer gatherings, and you're just a 10-minute walk from Mill Creek Ravine trails and Julia Kiniski & St. Kateri Elementary Schools.

Built in 1992

Essential Information

MLS® #	E4427905
Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family



Style 4 Level Split
Status Active

Community Information

Address 3511 40 Avenue
Area Edmonton
Subdivision Kiniski Gardens
City Edmonton
County ALBERTA
Province AB
Postal Code T6L 6N8

Amenities

Amenities Crawl Space, Deck, Gazebo, Hot Water Natural Gas, No Smoking Home
Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Insert
Stories 4
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Vinyl
Exterior Features Corner Lot, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 4

Zoning

Zone 29

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